

142.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

729,200 / 729,200

USE VALUE:

729,200 / 729,200

ASSESSED:

729,200 / 729,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
90		MT. VERNON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	SCHAUS THOMAS E &
Owner 2:	ARATYN YVONNE S
Owner 3:	

Street 1: 90 MT VERNON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: RAWSTON RAYMOND P &amp; ANN -

Owner 2: -

Street 1: 90 MT VERNON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,047 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1897, having primarily Asbestos Exterior and 1571 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5047		Sq. Ft.	Site		0	80.	1.13	9									457,129						457,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5047.000	272,100		457,100	729,200			
Total Card		0.116	272,100		457,100	729,200	Entered Lot Size		
Total Parcel		0.116	272,100		457,100	729,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	464.22	/Parcel: 464.2	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,400	0	5,047.	457,100	729,500	729,500	Year End Roll	12/18/2019
2019	101	FV	217,300	0	5,047.	428,600	645,900	645,900	Year End Roll	1/3/2019
2018	101	FV	217,300	0	5,047.	354,300	571,600	571,600	Year End Roll	12/20/2017
2017	101	FV	217,300	0	5,047.	325,700	543,000	543,000	Year End Roll	1/3/2017
2016	101	FV	217,300	0	5,047.	297,100	514,400	514,400	Year End	1/4/2016
2015	101	FV	205,000	0	5,047.	291,400	496,400	496,400	Year End Roll	12/11/2014
2014	101	FV	205,000	0	5,047.	270,800	475,800	475,800	Year End Roll	12/16/2013
2013	101	FV	205,000	0	5,047.	257,700	462,700	462,700		12/13/2012

Parcel ID 142.0-0001-0016.0

!10959!

**PRINT**

Date Time

12/11/20 01:11:31

**LAST REV**

Date Time

06/11/18 11:55:41

apro

10959

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAWSTON RAYMOND	63321-581		2/28/2014		500,000	No	No		
	9259-451		1/1/1901			1	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2017	1218	Redo Kit	41,000					
11/10/2014	1525	New Wind	16,487					Install 19 double
6/25/2014	749	Demoliti	7,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
7/1/2014	Info Fm Prmt	PC	PHIL C
2/3/2009	Measured	345	PATRIOT
11/5/2008	Meas/Inspect	355	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA

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